

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: August 29, 2014
Re: Staff Report for Tesla Motors – Development Plan

Item #3 – Tesla Motors - Development Plan

(PID #201407280036)

Application: Development Plan
Location: 2162-2263 Stringtown Road
Applicant: Melanie Parrott, Black & Veatch
Zoning: C-2
Use: Electric vehicle charging stations

Relevant Code Section(s):

- 1135.12 Zoning Districts and Regulations – Non-Residential District Requirements
- 1136.05 Landscaping – Minimum Landscape Requirements
- 1136.09 Landscaping – Other Planting Requirements

Project Summary:

The applicant is proposing to install eight (8) electric vehicle charging stations for Tesla Motors in the Derby Square Shopping Center. The charging stations would be located in the parking lot west of the shopping center, along Parkmead Drive. Four supercharging cabinets and other mechanicals are proposed to be screened with a wood fence and an additional utility transformer is proposed north of the enclosure. Landscape screening is proposed where it does not conflict with gates, doors, or utility access.

Building

No building is proposed with this application. An 8.5' wood fence is proposed around the switchgear cabinets and other utilities which are 7'6" in height. Although this fence height exceeds the maximum height permitted in Code, staff is supportive of the proposed deviation in order to properly screen these mechanicals.

Parking

Eight standard parking spaces will be converted into parking for Tesla Motor electric vehicle charging. The size and configuration of the parking spaces are not proposed to be changed with this application.

Landscaping

Two trees will be removed to make room for the proposed utility enclosure and transformer. All other trees along the area proposed for charging station installation will remain. Because these trees act as screening between the residential properties to the west and the rear of the shopping center, staff recommends that any trees damaged during the installation or that become unhealthy because of the installation of the charging stations should be replaced.

Plans show ten 36" shrubs around the mechanical enclosure where they do not impede access to gates or doors. Shrubs are also shown along the southern edge of the landscape area adjacent to the transformer. In order to properly screen the transformer, a continuous 100% opaque landscape hedge or fencing should be installed around the transformer. If fencing is installed, supplemental landscaping will be required to comply with section 1136.08.

Lighting

No new lighting fixtures are proposed as part of this development. The lot is currently lit with fixtures as part of the Derby Square Shopping Center.

Signage

1.5 square foot parking signs will be posted at each parking space, delineating these spaces as Tesla electric vehicle parking spaces. The sign package also shows signs limiting parking to 30 minutes.

Recommendation(s):

Staff has reviewed the enclosed plans and supports the following deviations from the Codified Ordinances:

1. Fencing around the switchgear cabinets exceeds the maximum permitted fence height by 2.5' in order to screen mechanicals.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations:

1. A continuous 100% opaque landscape hedge or fencing shall be installed around the transformer. If fencing is utilized, supplemental landscaping shall be installed.
2. Any trees damaged during the installation or that become unhealthy because of the installation of the charging stations must be replaced at the discretion of the Urban Forester.